

EXHIBIT 17

BOOK: 66061 PAGE: 460

Recording Requested By:
NATIONSTAR MORTGAGE LLC DBA MR. COOPER

Montgomery County Circuit Court
 IMP FD SURE \$40.00
 RECORDING FEE \$10.00

When Recorded Return To:

TOTAL \$50.00
 KAB CG Jul 22, 2022 03:55 PM

NATIONSTAR MORTGAGE DBA MR. COOPER
RELEASES
 P.O. BOX 619092
 DALLAS, TX 75261-9947

Certificate of Release

NATIONSTAR MORTGAGE #:*****1058 "SALOM" Lender ID:FT1 Montgomery, Maryland
 MIN #: 100013700068889524 SIS #: 1-888-679-6377

KNOW ALL MEN BY THESE PRESENTS:

That FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS SUCCESSOR OR ASSIGNS BY NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, ITS ATTORNEY-IN-FACT does hereby acknowledge that the indebtedness secured by a certain Deed of Trust made by RICARDO A SALOM AND PATRICIA SALOM, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS BENEFICIARY, AS NOMINEE FOR WACHOVIA MORTGAGE CORPORATION ITS SUCCESSORS AND ASSIGNS and Dated: 06/23/2003 and recorded 07/01/2003 among the land records of Montgomery County/City Maryland, in Book/Reel/Liber: 24388 Page: 113 as Instrument No.: N/A, has been fully paid and discharged, that FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS SUCCESSOR OR ASSIGNS BY NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, ITS ATTORNEY-IN-FACT was, at the time of release, the present Beneficiary of said Deed of Trust, and that the lien of the Deed of Trust is hereby released.

Assessor's/Tax ID No.: 06/02236465

Property Address: 14608 QUINCE ORCHARD RD, NORTH POTOMAC, MD 20878

Witness the hand and seals of the present Beneficiary of said Deed of Trust below on date as indicated.

In witness whereof, the present Beneficiary of said Deed of Trust has caused this instrument to be executed in its behalf by its agent.

FEDERAL NATIONAL MORTGAGE ASSOCIATION, ITS SUCCESSOR OR ASSIGNS BY NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, ITS ATTORNEY-IN-FACT
 On July 20th, 2022

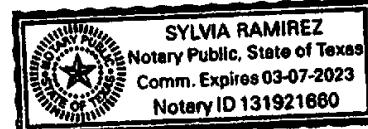
By: 
 TSEDALE ALEMU, Vice-President

STATE OF Texas
 COUNTY OF Denton

On July 20th, 2022, before me, SYLVIA RAMIREZ, a Notary Public in and for Denton in the State of Texas, personally appeared TSEDALE ALEMU, Vice-President, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,


 SYLVIA RAMIREZ
 Notary Expires: 03/07/2023 #131921660



(This area for notarial seal)

*ROH*ROHNATT*07/20/2022 09:11:53 AM* NATTO1NATT0000000000000004522207* MDMONTG* *****1058 MDMONTG_TRUST_REL *ET1*ET1NATT*

BOOK: 66037 PAGE: 304

Amerikor Title & Escrow, LLC
 File No. W22-2550
 Tax ID # 06 02236465

Montgomery County, MD
 Approved by KS 07/19/2022
 Recordation Tax Paid \$6,007.50
 CIP2 Paid \$1,265.00
 Transfer Tax Paid \$7,750.00

This Deed, made this 12th day of July, 2022, by and between **Ricardo A. Salom** and **Patricia P. Salom**, GRANTORS, and **Shannon Van Winter**, GRANTEE.

Montgomery County Circuit Court
 IMP FD SURE \$40.00
 RECORDING FEE \$20.00
 TR TAX STATE \$3,875.00
 TOTAL \$3,935.00
 KAB EG Jul 19, 2022 08:34 am

Witnesseth –

That in consideration of the sum of Seven Hundred Seventy-Five Thousand and 00/100 Dollars (\$775,000.00), the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, as sole owner, in fee simple, all that lot of ground situate in the County of Montgomery, State of Maryland and described as follows, that is to say:

Lot numbered Sixteen (16) in Block lettered "C" in the subdivision known as "**MILLS FARM**", as per plat thereof recorded in Plat Book 118 at Plat 13960, among the Land Record of Montgomery County, Maryland.

Subject to and together with a common access easement as shown on the recorded subdivision plat and pursuant to the deed recorded in Liber 6183, folio 147.

Property Address: 14608 Quince Orchard Road, North Potomac, MD 20878

BEING the fee simple property which, by Deed dated June 23, 2003, and recorded in the Land Records of the County of Montgomery, Maryland, in Liber 24388, Folio 109, was granted and conveyed by Timothy S. Fox and Melinda B. Fox unto Ricardo A. Salom and Patricia Salom.

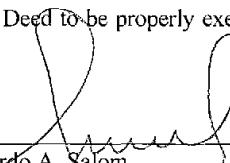
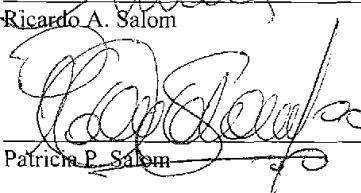
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Shannon Van Winter, as sole owner, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant Specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

BOOK: 66037 PAGE: 305

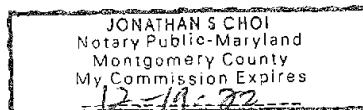
In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.


Ricardo A. Salom (SEAL)

Patricia P. Salom (SEAL)

STATE OF MARYLAND } ss
COUNTY OF MONTGOMERY }

I hereby certify that on this 12th day of July, 2022, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Ricardo A. Salom and Patricia P. Salom, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

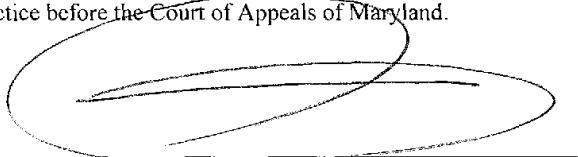
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: December 19, 2022

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.


Attorney: S.C. Brian Kim

AFTER RECORDING, PLEASE RETURN TO:
Amerikor Title & Escrow, LLC
7361 Calhoun Place
Suite 340
Rockville, MD 20855
Title Insurer: Westcor Land Title Insurance Company

BOOK: 66037 PAGE: 306

MARYLAND FORM
WH-AR **Certification of Exemption from Withholding Upon
 Disposition of Maryland Real Estate Affidavit of
 Residence or Principal Residence**

2022

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor RICARDO A. SALOM

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).
 14608 QUINCE ORCHARD RD., NORTH POTOMAC, MD 20878**3. Reasons for Exemption****Resident Status**

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

RICARDO A. SALOM
Name07-12-22
**Date

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

01/22

NSM_SALOM 005936

BOOK: 66037 PAGE: 307

**MARYLAND FORM
WH-AR** **Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**

2022

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor InformationName of Transferor PATRICIA P. SALOM**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).14608 QUINCE ORCHARD RD., NORTH POTOMAC, MD 20878**3. Reasons for Exemption****Resident Status**

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.



Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

PATRICIA P. SALOM

Name

07/12/22

**Date

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name

**Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

01/22

NSM_SALOM 005937

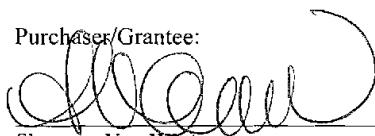
BOOK: 66037 PAGE: 308

AFFIDAVIT OF PURCHASER REGARDING
EXEMPTION FROM RECORDATION TAX
(MONTGOMERY COUNTY)

After being duly sworn, the undersigned Purchaser/Grantee depose and say the following under oath pursuant to Montgomery County Code, Chapter 52, Section 52-16B (Taxation):

1. The undersigned is the Grantee of real property located at address:
14608 Quince Orchard Rd
Gaithersburg, MD 20878
being more particularly described as Lot/Unit/Parcel, Block, Subdivision/Condominium, Montgomery County, Maryland.
2. The Purchaser/Grantee hereby swears or affirms under the penalty of perjury that the property herein conveyed is intended to be used as my principal residence by actually occupying the residence for at least seven (7) of the next twelve (12) months immediately after the property is conveyed.
3. This Affidavit is being executed in order to obtain an exemption from the Recordation Tax payable to Montgomery County, Maryland, on the first \$100,000.00 of consideration stated in an instrument of writing for residential improved owner-occupied real property pursuant to the aforesaid statute.

Purchaser/Grantee:



Shannon Van Winter

{SEAL}

{SEAL}

BOOK: 66037 PAGE: 309

State of Maryland Land Instrument Intake Sheet

[] Baltimore City [X] County: Montgomery

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.
(Type or Print in Black Ink Only All Copies Must Be Legible)

1 Type(s) of Instruments		([] Check Box if Addendum Intake Form is Attached.)						
		1 Deed	Mortgage	Other	Other			
		1 Deed of Trust	Lease					
2 Conveyance		Improved Sale	Unimproved Sale	Multiple	Not an Arms-Length [1]			
Check Box		Arms-Length [2]	Arms-Length [3]	Arms Length [4]	Length Sale [5]			
3 Tax Exemptions (if Applicable)		Recordation						
		State Transfer						
		County Transfer						
4 Consideration and Tax Calculations		Consideration	Amount	Finance Office Use Only				
		Purchase Price/Consideration	\$ 775,000.00	Transfer and Recordation Tax Consideration				
		Any New Mortgage	\$ 615,000.00	Transfer Tax Consideration	\$			
		Balance of Existing Mortgage	\$	x () %	= \$			
		Other:	\$	Less Exemption Amount	- \$			
		Other:	\$	Total Transfer Tax	= \$			
		Full Cash Value	\$ 775,000.00	Recordation Tax Consideration	\$			
				x () per \$500	= \$			
				TOTAL DUE				
5 Fees		Amount of Fees	Doc. 1	Doc. 2	Agent:			
		Recording Charge	\$ 40.00	\$ 40.00				
		Surcharge	\$ 20.00	\$ 20.00	Tax Bill:			
		State Recordation Tax	\$ 7,272.50	\$				
		State Transfer Tax	\$ 3,875.00	\$	C.B. Credit:			
		County Transfer Tax	\$ 7,750.00	\$				
		Other	\$	\$	Ag. Tax/Other:			
		Other	\$	\$				
6 Description of Property		District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		06	02236465	24388/109			[] (5)	
		Subdivision Name		Lot (3a)	Block(3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage(4)
		MILLS FARM		16	C		118/13960	
		Location/Address of Property Being Conveyed (2)						
		14608 Quince Orchard Rd, Gaithersburg, MD 20878						
		Other Property Identifiers (if applicable)			Water Meter Account No.			
		Residential [X] or Non-Residential []	Fee Simple [X] or Ground Rent []	Amount: \$N/A				
		Partial Conveyance? [] Yes [X] No	Description/Amt. of SqFt/Acreage Transferred:				N/A	
		If Partial Conveyance, List Improvements Conveyed: N/A						
7 Transferred From		Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)			
		Ricardo A. Salom			Shannon Van Winter			
		Patricia P. Salom						
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)			Doc. 2 – Owner(s) of Record, if Different from Grantor(s)			
8 Transferred To		Doc. 1 – Grantee(s) Name(s)			Doc. 2 – Grantee(s) Name(s)			
		Shannon Van Winter			Embrace Home Loans, Inc.			
		New Owner's (Grantee) Mailing Address						
		14608 Quince Orchard Rd, Gaithersburg, MD 20878						
9 Other Names to Be Indexed		Doc. 1 – Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)			
					Dennis F. Hardiman, TRUSTEE			
10 Contact/Mail Information		Instrument Submitted By or Contact Person			<input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided			
		Name: Carla Zambrano						
		Firm: Amerikor Title & Escrow, LLC						
		Address: 7361 Calhoun Place, Suite 340, Rockville, MD 20855						
		Phone: Tel: 301-217-9988 Fax: 301-217-9910						
11		IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER						
		Assessment Information [X] Yes [] No Will the property being conveyed be the grantee's principal residence?						
		Assessment Information [] Yes [X] No Does transfer include personal property? If yes, identify: _____						
		Assessment Use Only - Do Not Write Below This Line						
		[] Terminal Verification		[] Agricultural Verification		[] Whole	[] Part	[] Tran. Process Verification
		Transfer Number:		Date Received:		Deed Reference:		Assigned Property No.:
		Year		Geo.	Map	Sub	Block	
		Land		Zoning	Grid	Plat	Lot	
		Buildings		Use	Parcel	Section	Occ. Cd.	
		Total		Town Cd.	Ex. St.	Ex. Cd.		
		REMARKS:						

W22-2550

NSM_SALOM 005939